

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

SAINT CLAIR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TRUMAN LAKE HUNTING AND RECREATIONAL PROPERTY WITH AMAZING CABIN

Here's your opportunity to own super secluded acreage near Truman Lake! This 40 +/- acre property is located on a well-maintained private gravel road just east of Lowry City and north of Iconium. The area is quiet and secluded, with just a handful of houses and cabins down the private road. The property offers a little bit of everything! There is a complete trail system to navigate the property, which is ideal for accessing deer stands or riding ATVs. While exploring the property, you will notice how incredibly diverse it is. It features mature hardwoods, cedar thickets, creeks, and nice changes in topography.

The property is littered with deer and turkey signs, so you will have no shortage of hunting opportunities. Several nice spots are already set up with hunting

blinds and ladder stands, which the new owner could possibly pass along. If fishing is up your alley, you will enjoy the numerous boat ramps that Truman Lake has to offer in the area.

The amazing cherry on top is the remodeled two-bedroom, one-bath, metal cabin that is approximately 1,000 square feet! It features a living area with a wood-burning stove and a small kitchen. It has three new mini-split units to heat and cool the rooms. It has electricity, a newer private well for water, and a newer septic system. Talk about perfect for weekend getaways or hunting camp!

This property offers so many great options for fun in the outdoors! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$260,000** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **40**

- Quiet and secluded area
- Beautiful hardwood ridges
- Complete trail system
- Great deer and turkey hunting
- Newly remodeled 2-bedroom, 1-bath cabin
- Approximately 1,000 square feet
- Three new mini-split units to heat and cool
- Electric on site
- 4.5-year-old private well
- 3.5-year-old septic system
- Attached oversized carport
- Detached oversized carport
- 3 miles from Talley Bend boat ramp
- 2 miles north of Iconium
- 9 miles east of Lowry City
- 1 hour 40 minutes to Kansas City



QUIET AND SECLUDED AREA

This 40 +/- acre property is located on a well-maintained private gravel road just east of Lowry City and north of Iconium. The area is quiet and secluded, with just a handful of houses and cabins down the private road.



2 BED, 1 BATH REMODELED CABIN

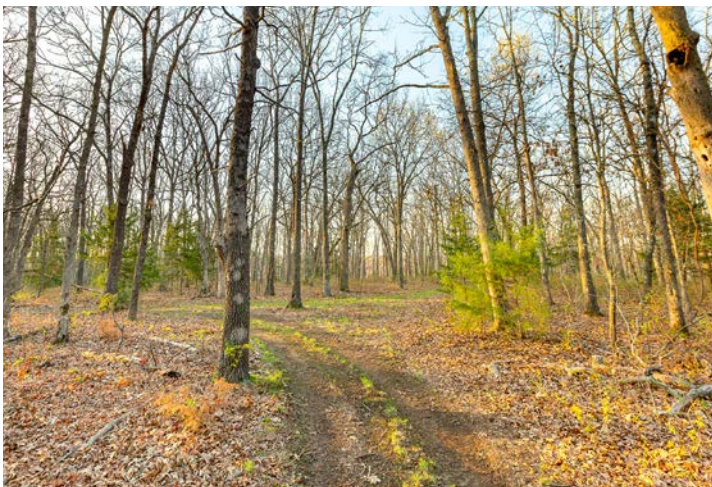
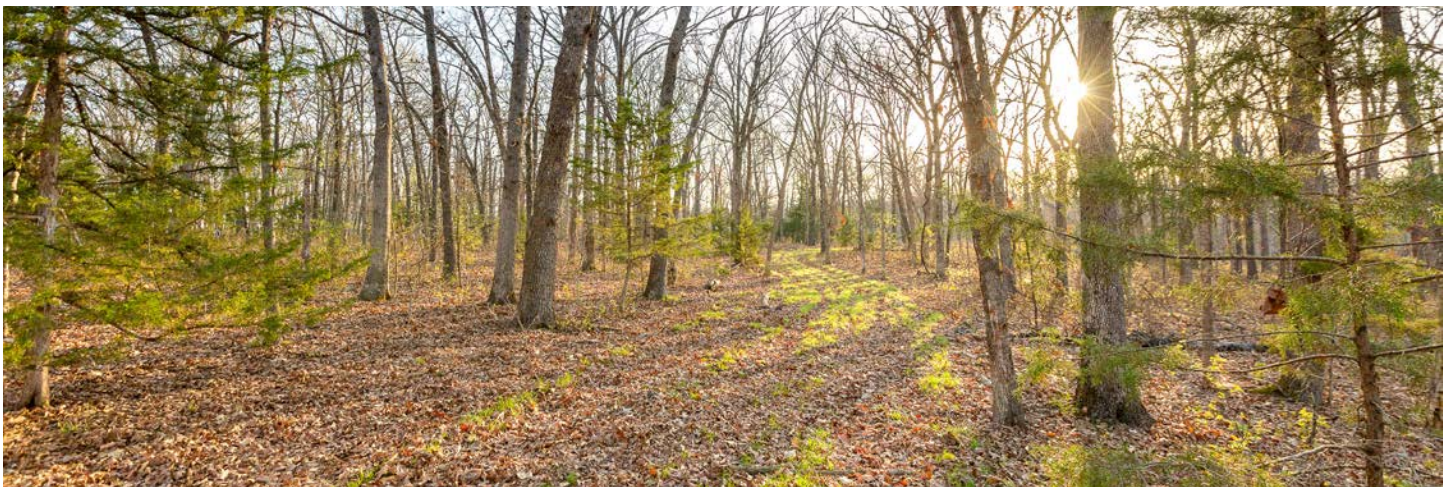
This remodeled two-bedroom, one-bath, metal cabin is approximately 1,000 square feet! It features a living area with a wood-burning stove and a small kitchen. It has three new mini-split units to heat and cool the rooms. It has electricity, a newer private well for water, and a newer septic system.



ELECTRIC ON SITE



COMPLETE TRAIL SYSTEM



ATTACHED AND DETACHED CARPORTS



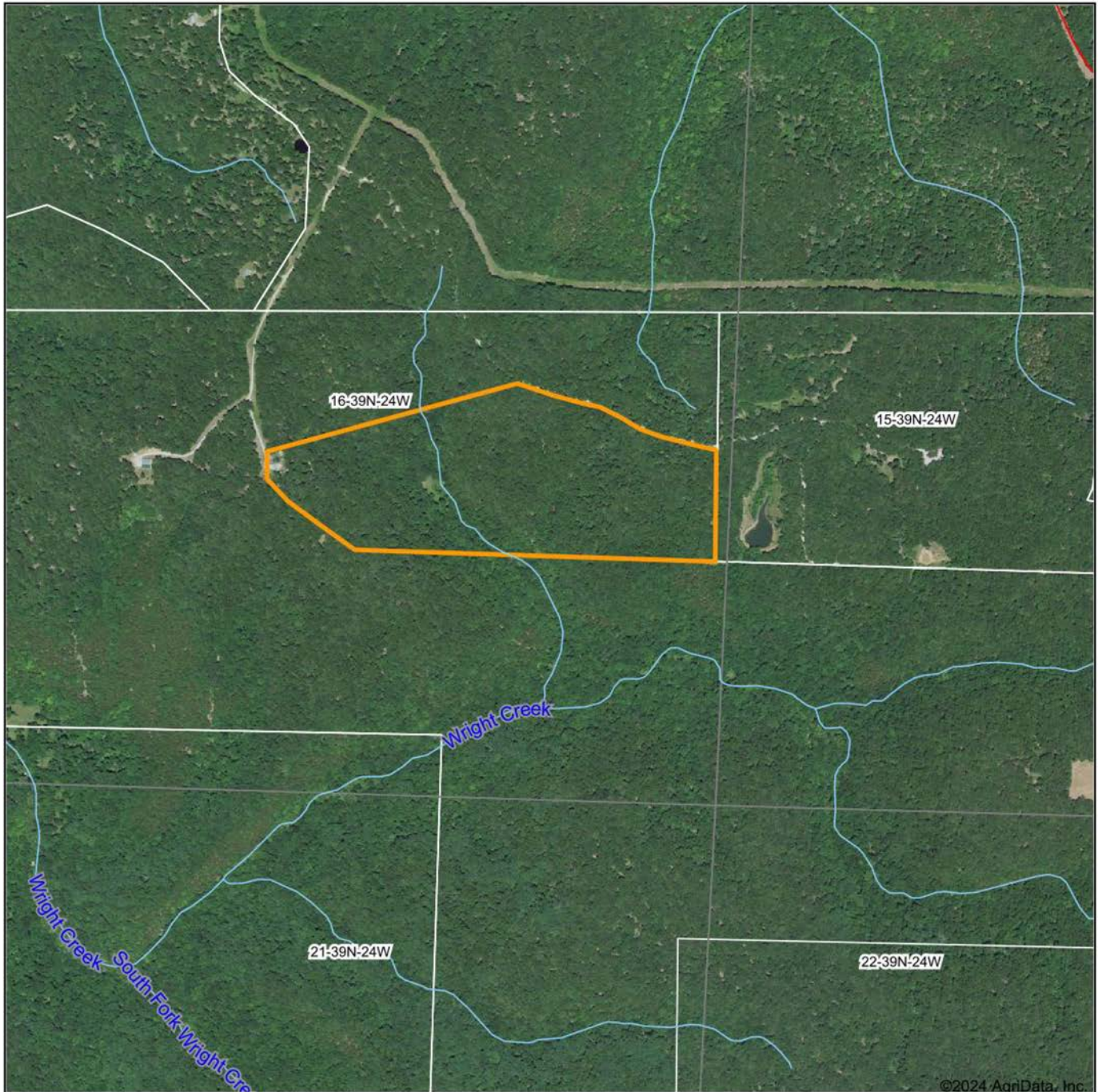
TRAIL CAM PICTURES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 8' 14.16, -93° 33' 36.4

0ft 843ft 1685ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

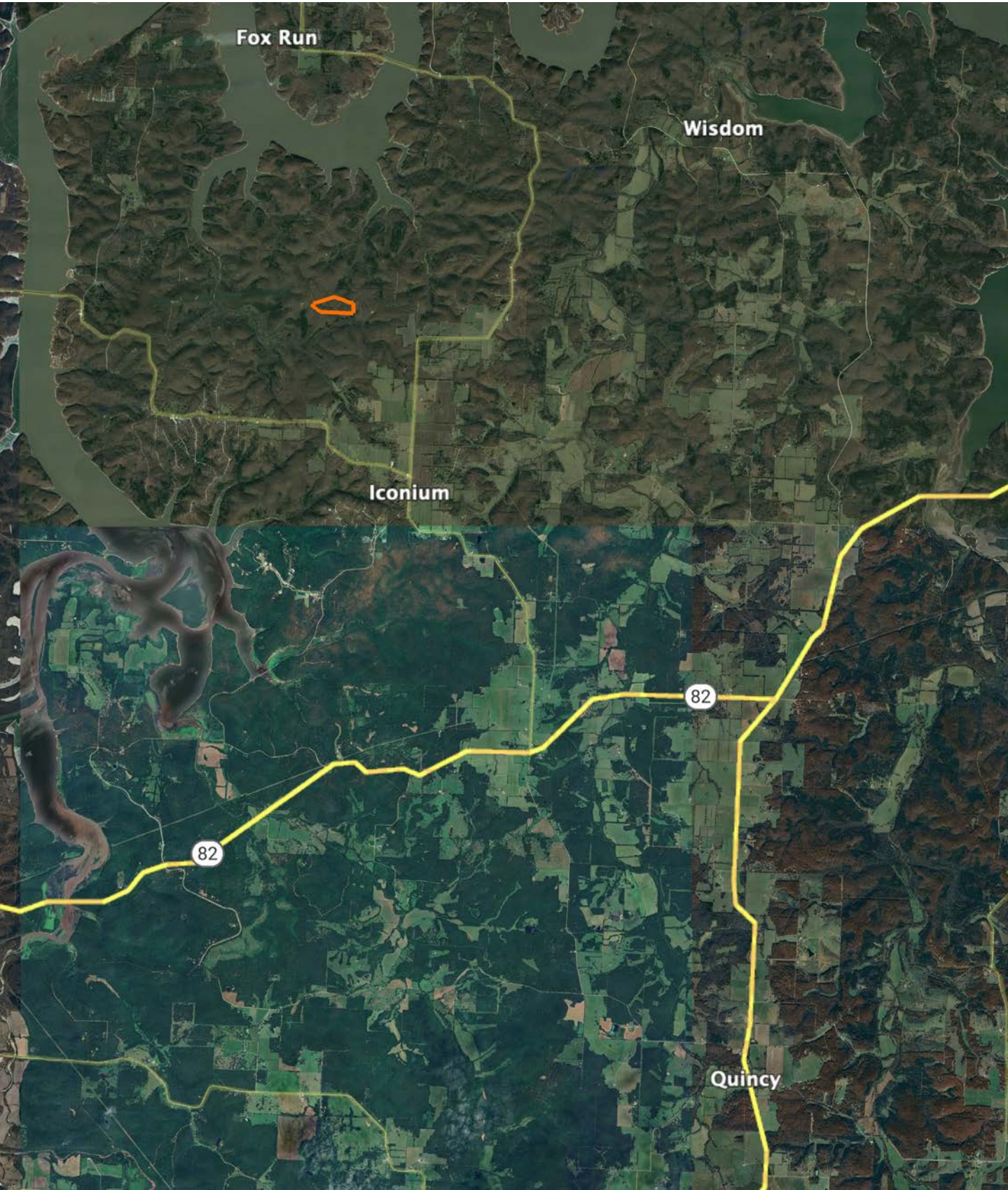
16-39N-24W
St. Clair County
Missouri



4/2/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

816.500.0168

SWirsig@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.